



PLANNING COMMISSION SUMMARY OF ACTIONS

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May 31, 2001

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PRESENT: Commissioners Alcorn, Byers, DuBois, Harsel, Kelso, Koch, Moon, Palatiello, Smyth, Wilson

ABSENT: Commissioners Hall, Murphy

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Alcorn announced that the 2001 Area Plans Review process was underway and that nominations for changes to the Comprehensive Plan for the Dranesville, Hunter Mill, Providence and Sully Districts would be accepted through June 29, 2001.

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ-2000-PR-064 AND FDP-2000-PR-064, S & R DEVELOPERS, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 21, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Harsel, Palatiello, and Wilson not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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Commissioner Palatiello MOVED THAT THE DECISION ONLY ON PCA-87-C-060-8, BATMAN/MCNAIR ASSOCIATES, LP, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 14, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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FSA-46-1 - VERIZON - 8607 Westwood Center Drive

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE MODIFICATION PROPOSED BY VERIZON WIRELESS FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 8607 WESTWOOD CENTER DRIVE, TYSON'S CORNER, BE FOUND IN CONFORMANCE WITH THE RECOMMENDATION OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION AS A "FEATURE SHOWN" ON MAY 18, 1995 AND THAT THIS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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FS-H01-16 - NEXTEL - 1577 Spring Hill Road

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., FOR THE OFFICE BUILDING LOCATED AT 1577 SPRING HILL ROAD, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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S00-IV-S1 - OUT-OF-TURN PLAN AMENDMENT

(Decision Only - Public Hearing held on May 24, 2001)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF S00-IV-S1, WITH THE FOLLOWING MODIFICATIONS TO THE PLAN TEXT, AS PROPOSED ON PAGES 8, 9 AND 10 OF THE STAFF REPORT:

1. RESTORE THE THIRD PARAGRAPH OF THE PLAN TEXT SHOWN AT THE BOTTOM OF PAGE 8 WITH STRIKE-THROUGH, WHICH ADDRESSES CONFORMANCE WITH ENVIRONMENTAL POLICIES.
2. REPLACE THE FIRST SENTENCE IN THE SECOND PARAGRAPH ON PAGE 9 WITH THE FOLLOWING TEXT: "THE PLAN MAP 99-2((1)), PARCELS 17, 20-23 AND 25-29 INCLUDE AREAS WITH ENVIRONMENTAL CONSTRAINTS AND OPPORTUNITIES, INCLUDING SLOPES, POOR SOILS, AND A TRIBUTARY. THESE PARCELS ARE ALSO PLANNED FOR INDUSTRIAL USE UP TO .35 FAR SUBJECT TO THE FOLLOWNG:....."

3. IN THE FOURTH PARAGRAPH ON PAGE 9, CHANGE THE RESIDENTIAL DENSITY FROM 5-8 DWELLING UNITS PER ACRE TO 3-4 DWELLING UNITS PER ACRE.
4. ON PAGE 9, ADD A NEW LAST SENTENCE TO THE NEXT TO THE LAST PARAGRAPH TO READ: "DEVELOPMENT AT THIS DENSITY WOULD BE SUBJECT TO ALL OF THE APPLICABLE DEVELOPMENT CONDITIONS OUTLINED FOR RESIDENTIAL USE ON PARCEL 24."
5. FURTHERMORE, THE BOUNDARY OF LAND UNIT I WILL BE MODIFIED ON FIGURE 140 TO EXCLUDE PARCELS F, D, 18, 19 AND 24. (SEE ATTACHMENT I, REVISED FIGURE 140.)

Commissioners Koch and Palatiello seconded the motion which carried by a vote of 9-0-1 with Commissioner DuBois abstaining; Commissioners Hall and Murphy absent from the meeting.

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PCA-82-P-069-11 - FAIR LAKES CENTER

FDPA-82-P-069-13-8 - FAIR LAKES CENTER

(Decision Only - Public Hearing held on May 30, 2001)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-82-P-069-11 BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 30, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Palatiello and Wilson not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-82-P-069-13-8, SUBJECT TO THE APPROVAL OF PCA-82-P-069-11 BY THE BOARD OF SUPERVISORS AND FURTHER SUBJECT TO DEVELOPMENT CONDITIONS DATED MAY 30, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Palatiello and Wilson not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner Koch MOVED THE REAFFIRMATION OF THE FOLLOWING WAIVERS AND MODIFICATIONS WHICH HAVE BEEN APPROVED WITH PREVIOUS APPLICATIONS ON THIS PROPERTY:

A WAIVER OF THE BARRIER REQUIREMENT ALONG I-66;

A MODIFICATION OF A TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG FAIR LAKES BOULEVARD;

A MODIFICATION OF A TRANSITIONAL SCREENING REQUIREMENT ADJACENT TO THE RESIDENTIAL UNITS IN LAND BAY 4C;

AND A MODIFICATION TO PERMIT THE USE OF EXISTING VEGETATION TO SATISFY TRANSITIONAL SCREENING REQUIREMENTS.

Commissioner Kelso seconded the motion which carried by a vote of with 8-0-1 Commissioner Wilson abstaining; Commissioner Palatiello not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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2232-D99-13 - COMMUNITY WIRELESS STRUCTURES II, LLC

SE-99-D-043 - COMMUNITY WIRELESS STRUCTURES II, LLC

(Decision Only - Public Hearing held on May 17, 2001)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-D99-13, AS AMENDED, DOES SATISFY THE CRITERIA OF LOCATION, CHARACTER AND EXTENT, AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner Palatiello seconded the motion which carried by a vote of 8-0-2 with Commissioners Harsel and Kelso abstaining; Commissioners Hall and Murphy absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-99-D-043, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 31, 2001.

Commissioner Palatiello seconded the motion which carried by a vote of 8-0-2 with Commissioners Harsel and Kelso abstaining; Commissioners Hall and Murphy absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHERN AND WESTERN BOUNDARIES, IN FAVOR OF THE EXISTING VEGETATION.

Commissioner Palatiello seconded the motion which carried by a vote of 8-0-2 with Commissioners Harsel and Kelso abstaining; Commissioners Hall and Murphy absent from the meeting.

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ZONING ORDINANCE AMENDMENT (Dry Cleaners)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON THE PROPOSED ZONING ORDINANCE AMENDMENT RELATING TO PERSONAL SERVICE ESTABLISHMENTS, DRY CLEANERS/LAUNDRY, TO A DATE CERTAIN OF JUNE 27, 2001.

Commissioners Moon and Wilson seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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RZ-2001-PR-004 - LARRY AND CAROL BOEHLY

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER FOR DECISION ONLY RZ-2001-PR-004 TO A DATE CERTAIN OF JUNE 21, 2001 WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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SEA-98-D-023 - SUNRISE/INOVA MCLEAN ASSISTED LIVING LLC

Commissioner DuBois MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-98-D-023, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT ADDENDUM.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioners Hall and Murphy absent from the meeting.

Commissioner DuBois FURTHER MOVED TO RECOMMEND APPROVAL OF THE FOLLOWING WAIVERS AND MODIFICATIONS:

WAIVER OF ADDITIONAL STANDARD NUMBER 6 REQUIRING SPONSORSHIP BY A NON-PROFIT OR LIMITED DISTRIBUTION ENTITY;

MODIFICATION OF ADDITIONAL STANDARD NUMBER 2 TO PERMIT THE ACCESSORY CARE UNITS TO BE OCCUPIED BY PERSONS OTHER THAN RESIDENTS OF THE ELDERLY HOUSING UNITS FOR A PERIOD OF THREE YEARS FROM THE ISSUANCE OF THE RESIDENTIAL USE PERMIT OR NON-RUP, WHICHEVER IS DEEMED TO BE APPROPRIATE;

WAIVER OF THE BARRIER REQUIREMENT AND MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ON ALL PERIPHERIES IN FAVOR OF THE LANDSCAPING SHOWN ON THE SEA PLAT;

AND MODIFICATION OF THE LOADING REQUIREMENT IN FAVOR OF THAT SHOWN ON THE SEA PLAT.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioners Hall and Murphy absent from the meeting.

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RZ/FDP 1999-PR-062 - SHAHMAN FORADI OF ALD GROUP, INC.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF RZ-1999-PR-062.

Commissioner Harsel seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Hall and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DENY FDP-1999-PR-062.

Commissioner Harsel seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Hall and Murphy absent from the meeting.

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The meeting was adjourned at 2:13 a.m.
John R. Byers, Vice Chairman